
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	644 C Street, NE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 15, 2011	<input checked="" type="checkbox"/> Alteration
Case Number:	11-480	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Nathan Darling, with plans prepared by Jennifer Fowler, AIA, requests concept approval for a rear addition to 644 C Street, NE in the Capitol Hill Historic District.

Property Description

Constructed in 1910, 644 C Street, NE is a three-story, brick bayfront residence. The house currently features a one-story, ground-level rear addition that is clad in vertical siding on the rear elevation and brick on the side elevations. The second and third stories feature a shallower, frame addition that houses a bathroom and sunroom. The property is abutted by an equivalently deep, two-story house to the right (east) at 646. To the left (west), 642 C is a somewhat shallower house of the same height as 644. A two-story carriage house is sited in the backyard of the subject property, opening into an alley that includes a few garages and other accessory structures.

Proposal

The applicants propose to remove the small, frame addition on the second and third floors. Two additional stories would be constructed on top of the existing one-story rear addition. The depth of the ground floor addition would be retained and continued on the upper floors, as would the open dogleg. The proposed hardiplank siding that would clad the upper floors of the addition would also be extended to the existing ground level addition, creating a more consistent appearance over the vertical siding currently in-place.

Evaluation

Removal of the existing addition on the second and third stories raises no preservation issues as this feature appears to be of somewhat recent vintage. The proposed addition, which adds one room to each of the upper floors, is fairly modest in size. The project retains the existing depth of the house and is compatible with the character of the historic house in height, materials, and overall design. The L'Enfant Trust holds a preservation easement on this property, and the applicants have already secured the written approval of their easement holder for this project.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.